

FOR SALE

AN ABSOLUTE RARE, UNIQUE PROPERTY! FIRST TIME ON THE MARKET IN OVER 70 YEARS.

Welcome to Kallioota Farm (Kallioota means Green Country!), this magnificent coastal farm of 60.36 Ha (150acres) has been under the current ownership for over 70 years and this is the first time on the market! Opportunities like this rarely come along to purchase one of the original iconic properties. It is rich in biodiversity and the current owners have gone to great lengths over the years to preserve the native forest and large dams which allow many possibilities for the ongoing future management of this rare holding. The farm house would be one of the original farmhouses in the area and is nearly 100 years old. It is in sound comfortable condition and over the years has been renovated and upgraded including removal of any asbestos linings. As a bonus the property is on two titles and there is permission in writing for a second building entitlement, if a prospective purchaser wanted to accommodate extended family.

The property has been used primarily for grazing cattle and there is an old dairy, cattle yard and loading ramp. As we come into Summer you need have no concerns regarding water security. This property is connected to Town Water and has three dams, one of which is huge and very picturesque, plus there are two wells.

If you are ready to embrace a farming lifestyle and are looking for an idyllic location near the coast only 25 minutes' drive to Coffs Harbour Airport and shopping centre's or only 15 mins drive to either Urunga or Bellingen townships, this would be the property for you! Although the property market in recent times has been somewhat fickle, we are confident this property will sell very quickly. In the first instant we will be conducting inspections by appointment only for qualified buyers.

Please Contact John Vickars for further information, Call 0428 380 201

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this

4 BED | 1 BATH | 3 CAR

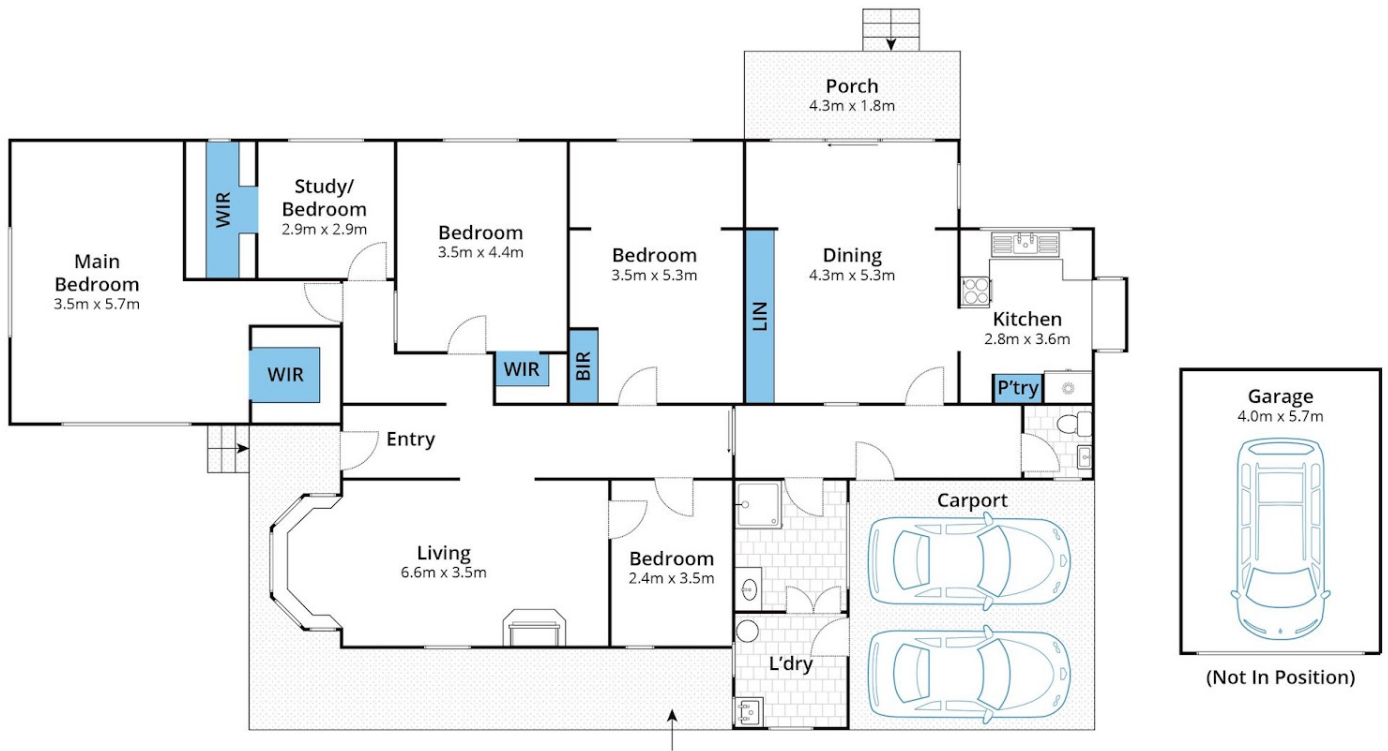
PRICE:
\$2,490,000

OPEN FOR INSPECTION:
N/A



John Vickars
0428380201

john.vickars@atrealty.com.au
www.atrealty.com.au



Approx House Area 180m²

Whilst bwrm.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

97 Valery Road, Raleigh

JVP REAL ESTATE

@realty

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

John Vickars
0428380201
john.vickars@atrealty.com.au
www.atrealty.com.au

JVP REAL ESTATE

@realty